



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-012753-26

In the matter of: BASEMENT, 43 PARKFIELD CRT
WOODBIDGE ON L4L9E5

Between: Attilio Tornabene Landlords
Alessia De Filippis

And

Giulia Cherubino Tenants
Enzo Di Rosa

Attilio Tornabene and Alessia De Filippis (the 'Landlords') applied for an order to terminate the tenancy and evict Giulia Cherubino and Enzo Di Rosa (the 'Tenants') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard on April 30, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, Attilio Tornabene for the Tenants, and the Tenant, Enzo Di Rosa for the Tenants, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The tenancy shall terminate as of June 30, 2026, with enforcement provisions.
- The Landlords collected a rent deposit of \$1,850.00 from the Tenants, which shall be applied to the rent payable for June 2026, the last month of this tenancy.
- The Landlords owe the Tenants the total sum of \$6,475.00. This represents a full, final, and inclusive settlement of all issues arising from this tenancy for the period up to the date of the hearing.
- In partial satisfaction of the settlement amount described above, the Landlords waive the full amount of rent otherwise payable by the Tenants for the month of May 2026, in the amount of \$1,850.00.
- The Landlords have previously paid the Tenants the sum of \$2,312.50, which shall be credited toward the settlement amount.
- Accordingly, after accounting for the rent waiver and the payment set out above, the remaining balance owing by the Landlords to the Tenants is \$2,312.50 (\$6,475.00 - \$1,850.00 - \$2,312.50 = \$2,312.50).

- The Landlords shall pay the Tenants the remaining balance owing of \$2,312.50 on June 30, 2026, upon the Tenants delivering vacant possession of the rental unit and returning all keys, fobs, and access devices to the Landlords.
- Upon receipt of the payment, the Tenants shall withdraw their T2 and T6 applications filed with the Landlord and Tenant Board and shall notify the Landlords that such withdrawals have been completed.
- The Tenants further agree to leave the rental unit in a broom-swept condition, free of debris and personal items.
- The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as result of this order.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Landlords shall pay the Tenants \$2,312.50, which represents the balance owing of the full, final, and inclusive settlement of all issues arising from this tenancy for the period up to the date of the hearing.
3. The Landlords shall pay the Tenants the full amount owing in paragraph 2 of this Order on June 30, 2026, upon the Tenants delivering vacant possession of the rental unit and returning all keys, fobs, and access devices to the Landlords.
4. Upon receipt of the payment as set out above, the Tenants shall withdraw their T2 and T6 applications filed with the Landlord and Tenant Board and shall notify the Landlords that such withdrawals have been completed.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.

May 12, 2026
Date Issued

Nancy Fahlgren
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.